



PROJECT NARRATIVE

This New Parking Facility is located on the Scottsdale Healthcare Shea Medical Hospital Campus. The Parking Structure is located between North Medical Office Building I and North Medical Office Building III, and to the West of 92nd Street and south of Shea Blvd. The existing Site is a parking lot that provides parking for the two existing Medical Office Buildings to the north and south. Patients and Medical Office staff are the primary users of this new facility. There are approximately 150 existing parking spaces within the parking lot. This new facility will provide 315 parking spaces.

This New Parking Facility is designed to match the existing adjacent Parking Facilities and Medical Office Buildings. The structure will be three levels in height and 118,057 sq.ft. in area. Elevator and stairs are located in the north west and the southeast corners of this facility. The setback from 92nd street varies from 80' to 100' in depth, which 50' setback is the required along 92nd Street. The top of the roof parapet is 27'-8" from ground level.

Exterior colors and finished will match the existing Medical Office Buildings along 92nd Street. The exterior spandrel will move in and outward to create offsetting surfaces. Large punched opening shall create deep shadow lines at the second level. The Roof level spandrel will have a different thickness to express a linear shadow broken with vertical columns from the second level to the midpoint of the roof spandrel. With the setback from 92nd street and the extensive existing and landscaping this facility will serve a much need requirement of additional parking.



SCOTTSDALE
HEALTH CARE

2004 N. 20th Street, Suite 100
Scottsdale, AZ 85257-4100
(480) 941-1700

SCOTTSDALE HEALTH CARE NORTH MEDICAL PLAZA PARKING STRUCTURE SCOTTSDALE

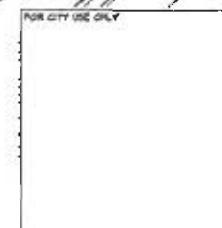
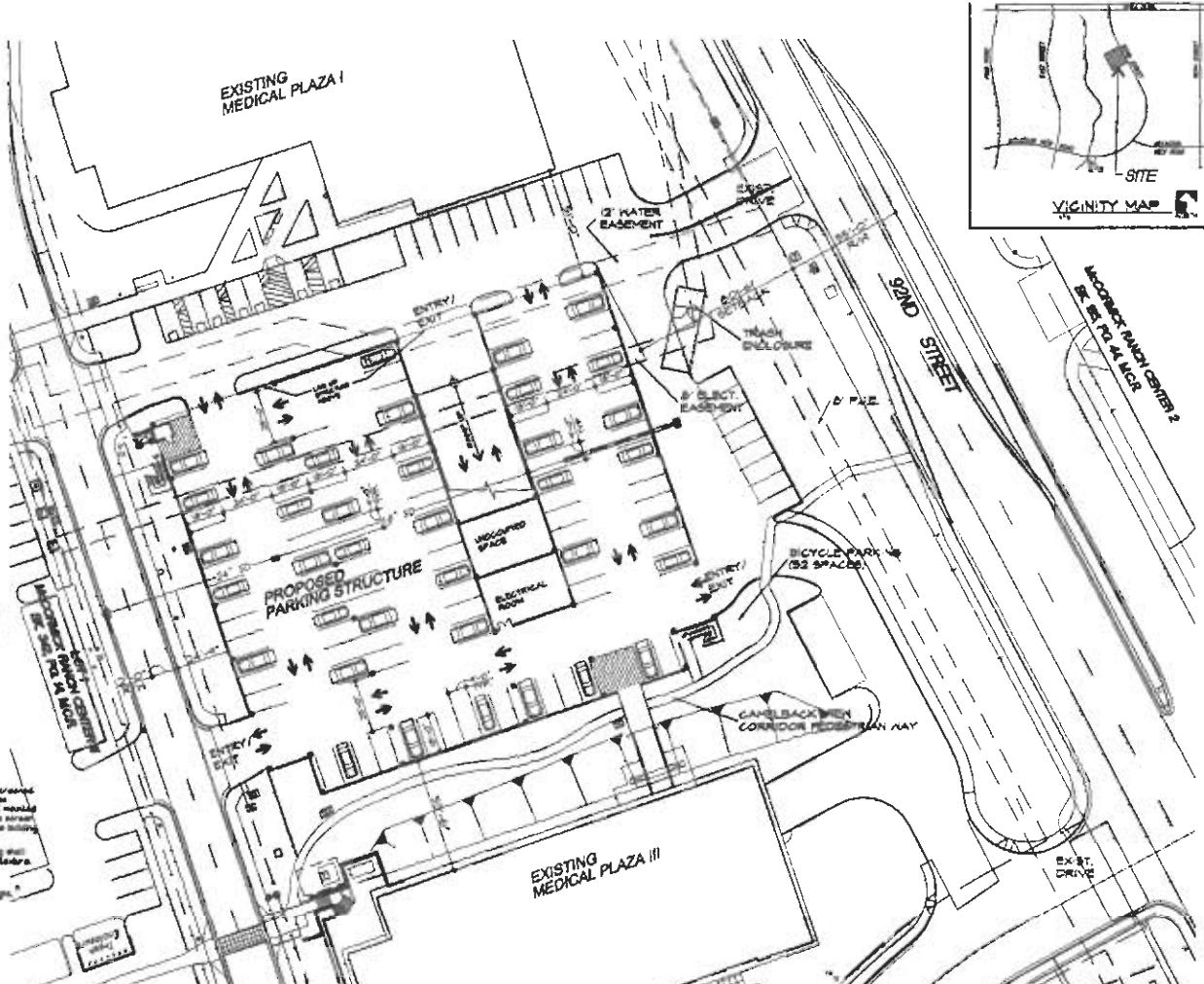
SITE INFORMATION
10204 N 20TH STREET
LOWEST FINISHED FLOOR: 8'-0"
BUILDING HEIGHT: 37'-0" TOP OF PARAPET
NET LOT AREA: 40,000 SF²
GROSS FLOOR AREA: 140,000 SF²

MAX ALLOWED LOT COVERAGE:
0.50 = 50% (100' x 200' = 20,000 SF²)
0.50 = 50% (200' x 100' = 20,000 SF²)
LOT COVERAGE PROVIDED: 200,000 SF²

OPEN SPACE REQUIRED:
0.50 = 50% (100' x 200' = 20,000 SF²)
0.50 = 50% (200' x 100' = 20,000 SF²)
TOTAL OPEN SPACE REQUIRED: 40,000 SF²
OPEN SPACE PROVIDED: 60,000 SF²

REMOVAL NOTES

- 1. Right-of-Way: Trusses shall be shown on floor plans. For all other structures, removal shall be done by the architect.
- 2. Removal of the safety barrier or any type of shading signs or other visual modifications with a height greater than 2 feet from the ground surface shall serve as a canopy that height at 7 feet in height, upon installation. All heights are measured from ground surface, less elevation.
- 3. All improvements adjacent to the property shall be undeveloped and maintained by the property owner.
- 4. All signs require permits, permits and approvals.
- 5. No exterior vending or displays shall be allowed.
- 6. Pedestrian, V provided, shall be placed, cause, expense.
- 7. No interior public address or speaker system that be allowed.
- 8. Major interests of provided, shall be used entirely and shall not have any advertising in the form of signage or signs.
- 9. All exterior mechanical, utility and communication equipment shall be screened by a screen or other visual modification which does not interfere with the architectural, user and architectural needs of the building. Ground mounted mechanical, utility and communication equipment shall be screened by a screen, and shall be located in a manner such that the height of the equipment will not exceed a maximum of 10'0" higher than the highest point of tallest unit.
- 10. All equipment, utilities or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
- 11. No exterior walls adders shall be allowed.
- 12. All perimeter lighting shall be a maximum of 20' feet in height.
- 13. No sheet rock ceiling shall be allowed.
- 14. No turn areas shall be provided.
- 15. Per all guidelines include use of parking structure, per city, zoning.
- 16. All exterior dimensions indicated are to centerline.
- 17. No face or concrete, base or stiles, or face of heavy unless noted otherwise.
- 18. All floor finishes indicated are to top of floor, except where noted otherwise.
- 19. Contractor shall be responsible for verifying all dimensions in field and to the satisfaction of architect, reporting back to architect for the contractor's benefit confirming same. Do not make drawings.
- 20. One minimum 12' wide X radius of 10' from drive for parking.
- 21. The optimum vertical design dimension from the plan floor to the underside of any element shall be T-12' height (144").
- 22. All exterior columns, walls, pilasters, pilasters, spandrels and brackets shall be painted. Color to be selected by owner.
- 23. Patient, Inc. requires that all requirements of the Americans with Disabilities Act Guidelines be met.
- 24. Per city grades, elevations and mid-block conditions, see site drawings.



SITE PLAN
SCALE: 1" = 10'-0"

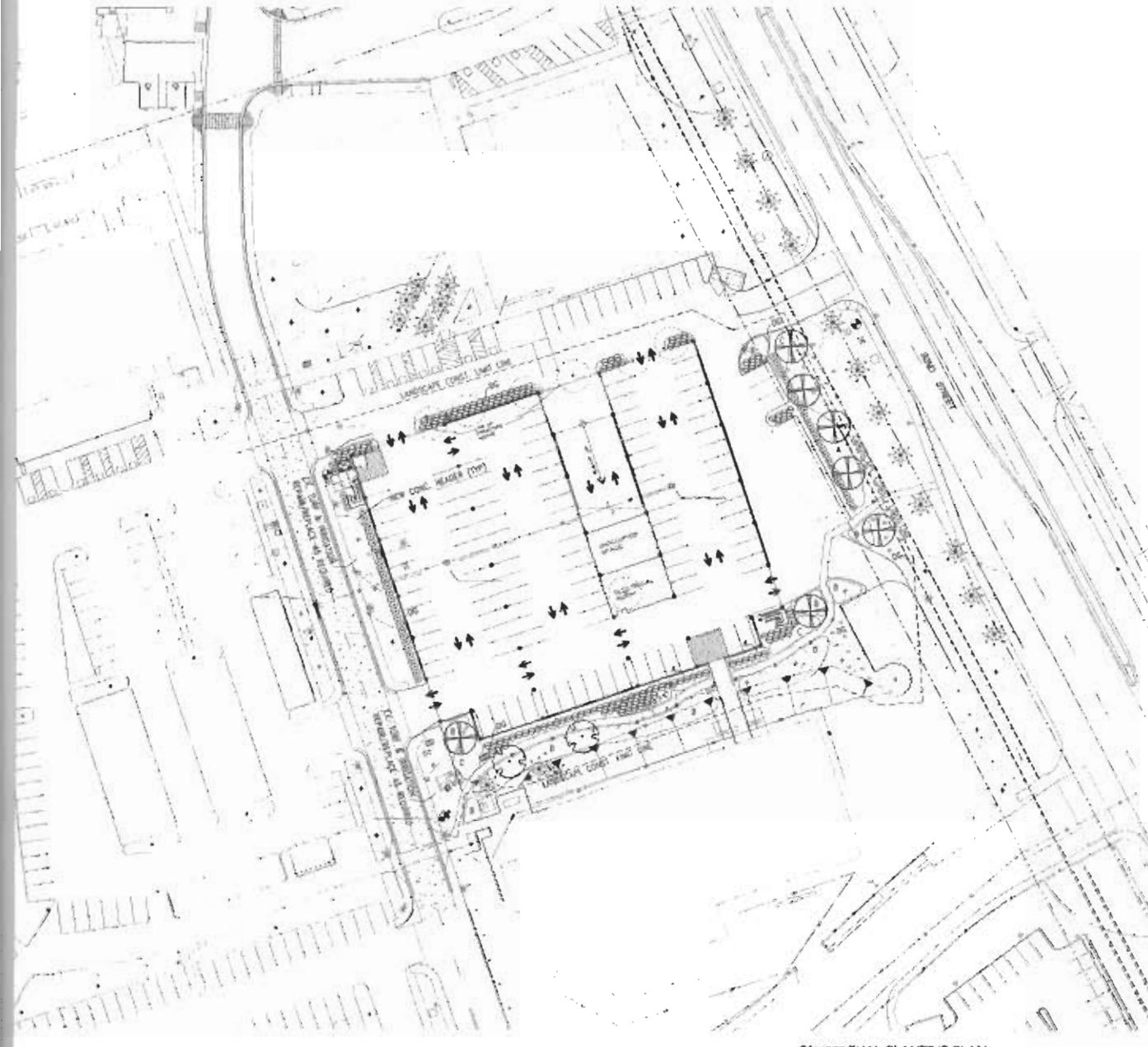
CASE #708-PA-2004



PLATINUM
PRINTING
SERVICES
INC.

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CONCEPTUAL PLANTING PLAN

0 30 60 90

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CONCEPTUAL PLANT PALETTE

TREES	SIZE/COMMENTS/QUANTITY
PALM TREE TO REMAIN	N/A
EXISTING TO REMOVE	N/A
EXISTING TO REMAIN	N/A
EXISTING TO RELOCATE	N/A
RELOCATED PALO BREA	N/A
RELOCATED MESQUITE	N/A
SHRUBS	SIZE/COMMENTS/QUANTITY
MULJA PENINSULARIS BAJA RULLIA	3 GAL.
LEUCOPHYLLUM FRUTICOSUM 'COMPACTA' COMPACT TEXAS RANGER	3 GAL.
GROUND COVERS	SIZE/COMMENTS/QUANTITY
AMBROSIA GO FORDA/ENCELIA FARNIOSA TOY INVASIVE/LOW BRITtleBUSH MR	1 GAL.
ACONIA REEDOLIS 'DESERT CARPET' 'DESERT CARPET' TRAILING ACONIA	1 GAL. 0' 3" OC
LANTANA MONTEVIDEOUS TRAILING LANTANA	1 GAL. 0' 3" OC
ROSMARINUS OFFICINALIS PROSTRATUS PROSTRATE ROSEMARY	1 GAL. 0' 3" OC
VINCA MAJOR PERIWINKLE	1 GAL. 0' 3" OC

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE 1" TOP DRESSING OF
DECOMPOSED KNELLER, SITE A COLOR TO MATCH
EXISTING, APPLIED OVER PRE-Emergent
PPM MULCH, 2 APPICATIONS, MIN.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED
BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND
SHRUBS PRIOR TO DELIVERY.
- VERIFICA COLOR OF PLANTS IN FIELD PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE
PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON SITE
IS TO BE REMOVED.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING
PLANT MATERIAL RELATIVE TO PLANTING.
- ALL SWALE TO HAVE 1"-3" River Rock, TYP.
- ALL EXKOSPOTS / SOUPERS TO HAVE 2'x2' 3"-6" River Rock.
- ALL TREES IN TURF AREAS ARE TO HAVE ARBOR SAVARS.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING
PLANT MATERIAL NOT SHOWN TO REMAIN.
- PLANT MATERIAL SO RESPONSIBLE TO MAINTAIN EXISTING
PLANT MATERIAL TO REMAIN IN GOOD HEALTHY CONDITION
DURING CONSTRUCTION.
- ALL TURF TO BE MO-HIGH HYBRID SOD.
- ALL HEADER TO BE CONCRETE, CEMENT CURB OR TYP.
- THE PLANT LIST REFERS TO ONE PLANT PER SYMBOL. OPTIONAL PLANT
IS PROVIDED FOR EACH SYMBOL ONLY IF THE NAME OF THE PLANT
IS UNKNOWN OR IF REQUESTED BY THE CONTRACTOR. IF THE NAME OF THE
LANDSCAPE ARCHITECT IS ON THE CONTRACTOR'S SIGN, CONTACT THE
LANDSCAPE ARCHITECT IN THE EVENT THAT MAIN PLANT IS
UNAVAILABLE, INEXPERIENCED, AND AN OPTIONAL PLANT IS REQUIRED.
THE GARDEN MAY "GROW" IF USED IF APPROVED BY THE LANDSCAPE
ARCHITECT PRIOR TO INSTALLATION/DELIVERY TO SITE.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED
BY CONTRACTOR.

EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS "EXIST TO REMAIN" SHALL
BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE
THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE,
NEGLIGENCE OR ABANDONMENT SHALL BE REPLACED BY A LIVE TYPE
TREE AT 100% MIN. AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE AREA 1 (BETW. 96 & 120) WILL BE REPLACED W/ 5' CAL PLANTS.
LANDSCAPE AREA 2 (BETW. 120 & 144) WILL BE REPLACED W/ 3' CAL PLANTS.
LANDSCAPE AREA 3 (BETW. 72 & 96) WILL BE REPLACED W/ 3' CAL PLANTS.
LANDSCAPE AREA 4 (BETW. 144 & 168) WILL BE REPLACED W/ 3' CAL PLANTS.
- ALL BROKEN HEADERS TO BE REPAVED.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL
SHALL HAVE UNDISTURBED MATERIAL BURNS DURING ALL PHASES
OF CONSTRUCTION. THIS SHALL INCLUDE, BUT NOT LIMITED
TO, DRAINAGE, WATER, MATTER, MATERIAL, SEPARATION SYSTEM, ETC.
- THE EXISTING IRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED
AND REPAVED DURING ALL PHASES OF CONSTRUCTION. THE
SYSTEM IS TO BE MAINTAINED PROPERLY. ALL EQUIPMENT
SUCH AS VALVES, FITTINGS, GATES, HEADS, ENDPLATES, ETC. SHALL
BE REPAVED/REPLACED AS NEEDED TO MAINTAIN CONTINUOUS WATER
FOR LANDSCAPE ARCHITECT DIRECTION.

PRELIMINARY
NOT FOR
CONSTRUCTION

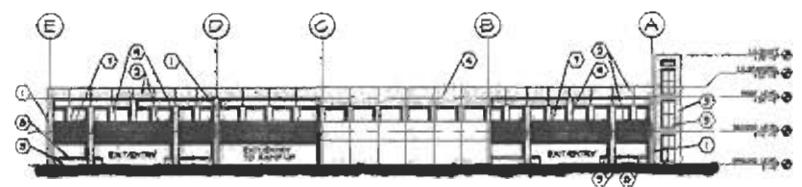


SCOTTSDALE HEALTH CARE
NORTH MEDICAL PLAZA
PARKING STRUCTURE
SCOTTSDALE



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HEALTH CARE
NORTH MEDICAL PLAZA
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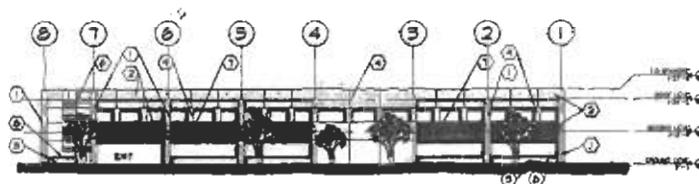
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NORTH ELEVATION

KEYNOTES

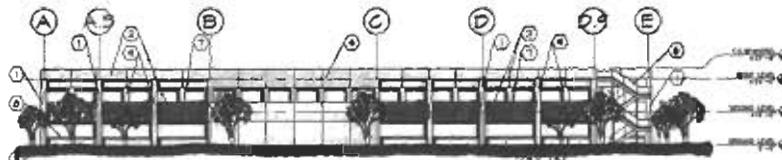
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EAST ELEVATION

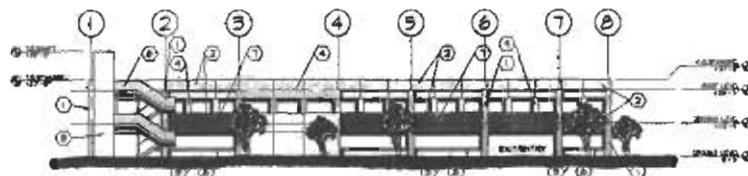
SCALE: 1'-0" = 4'-0"

DO NOT STRETCH ELEVATION



SOUTH ELEVATION

SCALE: 1'-0" = 4'-0"



WEST ELEVATION

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**SCOTTSDALE HEALTH CARE
NORTH MEDICAL PLAZA
PARKING STRUCTURE
SCOTTSDALE
ARIZONA**

EXTERIOR ELEVATIONS



SECTION A-A

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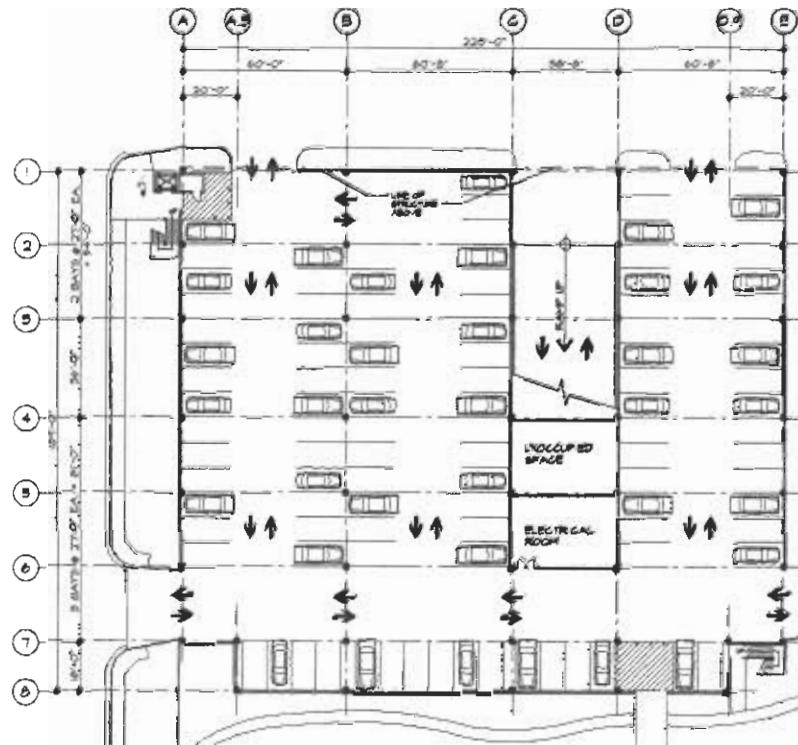
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K2
PROJECTIONS



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GROUND LEVEL PLAN
SCALE: 1/8" = 20'

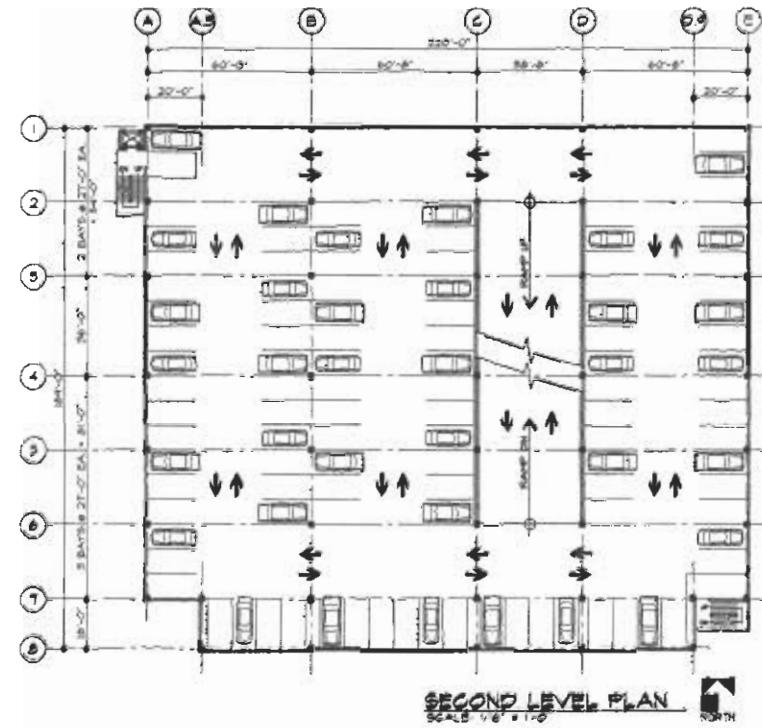
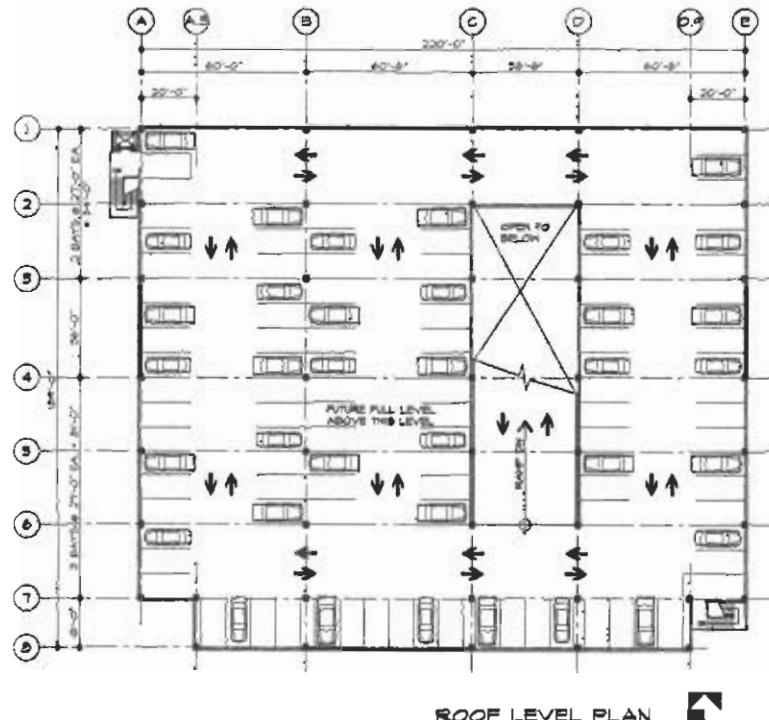
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GROUND
FLOOR PLAN



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NORTH MEDICAL PLAZA
PARKING STRUCTURE
SCOTTSDALE
ARIZONA**

SECOND/ROOF
FLOOR PLANS
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